

SAINT ALBANS CLOUDBURST PROJECT

BOROUGH OF QUEENS

PROJECT ID: SEQ-SACBA/HWQ1196

COMMUNITY BOARD 12Q – PRESENTATION

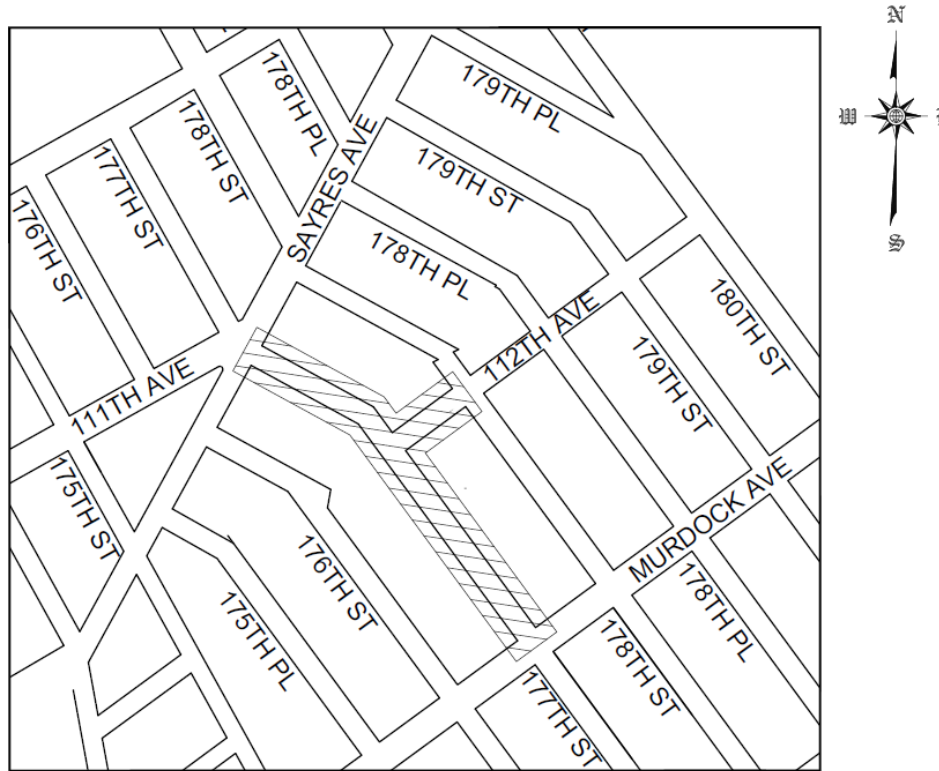
AGENDA



- **About the Project**
 - Project Data
 - Why is the Project Necessary?
 - Benefits to the Community
- **Design Overview**
- **Implementing Sustainability, Resiliency and Equity (Envision)**
- **Street Acquisition**
- **Community Impacts**
- **Community Outreach**
- **Q&A**

PROJECT SITE MAP AND LOCATION MAP

BOROUGH OF QUEENS
CITY OF NEW YORK



LOCATION PLAN
N.T.S.  PROJECT SITE

QUEENS COMMUNITY BOARD NO. 12



PROJECT DATA



SEQ-SACBA/HWQ1196 - SAINT ALBANS CLOUDBURST PROJECT

Anticipated Construction Start: **Mid-2027**

Anticipated Construction Completion: **2029**

Management Agency: **NYC Department of Design and Construction (DDC)**

Sponsor Agencies: **NYC Department of Environmental Protection (NYCDEP) and NYC Department of Transportation (NYCDOT)**

General Contractor: **TBD**

Approximate Construction Cost: **\$10M**

WHY IS THE PROJECT NECESSARY?

- Southeast Queens is a focus area to improve conditions from a long history of flooding and expand storm sewer services to neighborhoods
- DEP is implementing green infrastructure to mitigate the impacts of flooding and manage storm events that exceed the sewer design storm





What is Cloudburst Management?

Cloudburst Management is a way of absorbing, storing, and transferring stormwater to minimize flooding from heavy rain events. Cloudburst Management uses a combination of grey infrastructure, like drainage pipes and underground tanks, and green infrastructure, like trees and rain gardens. These projects consider larger volume storage, typically building for up to 2.3 inches/hour and provide CSO reduction benefits as well as stormwater resilience.

During heavy rain events, Cloudburst Management can minimize damage to property and infrastructure by reducing pressure on the sewer system.

ELEMENTS OF CLOUDBURST PROJECTS

ABSORB



STORE



TRANSFER



BENEFITS OF CLOUDBURST MANAGEMENT

Cloudburst Management benefits local communities economically, socially, and environmentally.



ECONOMIC

Reduces costly negative impacts of extreme stormwater events, such as physical damages to infrastructure.



SOCIAL

May provide public amenities and open space that can be used when it's not raining. They can also minimize flooding from heavy rain events



ENVIRONMENTAL

Improves water quality and vegetated elements reduce the amount of carbon dioxide in the atmosphere.



SAINT ALBANS CLOUDBURST PROJECT DESIGN OVERVIEW

EXISTING CONDITIONS

LEGEND

- Project Area
- Asphalt
- Concrete
- Grass Strip
- Existing Tree
- Existing Tree to be Removed (11)
 - 4 dead trees
 - 6 trees > 6" dbh
 - 1 tree < 6" dbh



EXISTING CONDITIONS – 177TH STREET



177TH ST LOOKING NORTHWEST



177TH ST LOOKING SOUTHEAST

EXISTING CONDITIONS – 177TH STREET SIDEWALK



EXISTING CONDITIONS - 112TH AVENUE



112TH AVE LOOKING SOUTH



112TH AVE LOOKING NORTH

CLOUDBURST TOOLKIT



Porous Pavement
Parking lanes



Stormwater Green Street
Streets and sidewalks



Underground Storage
Grass strips and sidewalks



Hydraulically Connected Assets
*Grass strips, sidewalks, roadway,
parking lanes*



Depressed Gutter
Gutter across intersections

PROPOSED PROJECT

RECONSTRUCTED ONE-WAY
RIGHT OF WAY WITH PARKING
REMOVED ALONG SOUTH SIDE

EXTEND CURBLINE ALONG 178TH
STREET & DEPRESSED GUTTER

STORMWATER
GREENSTREET

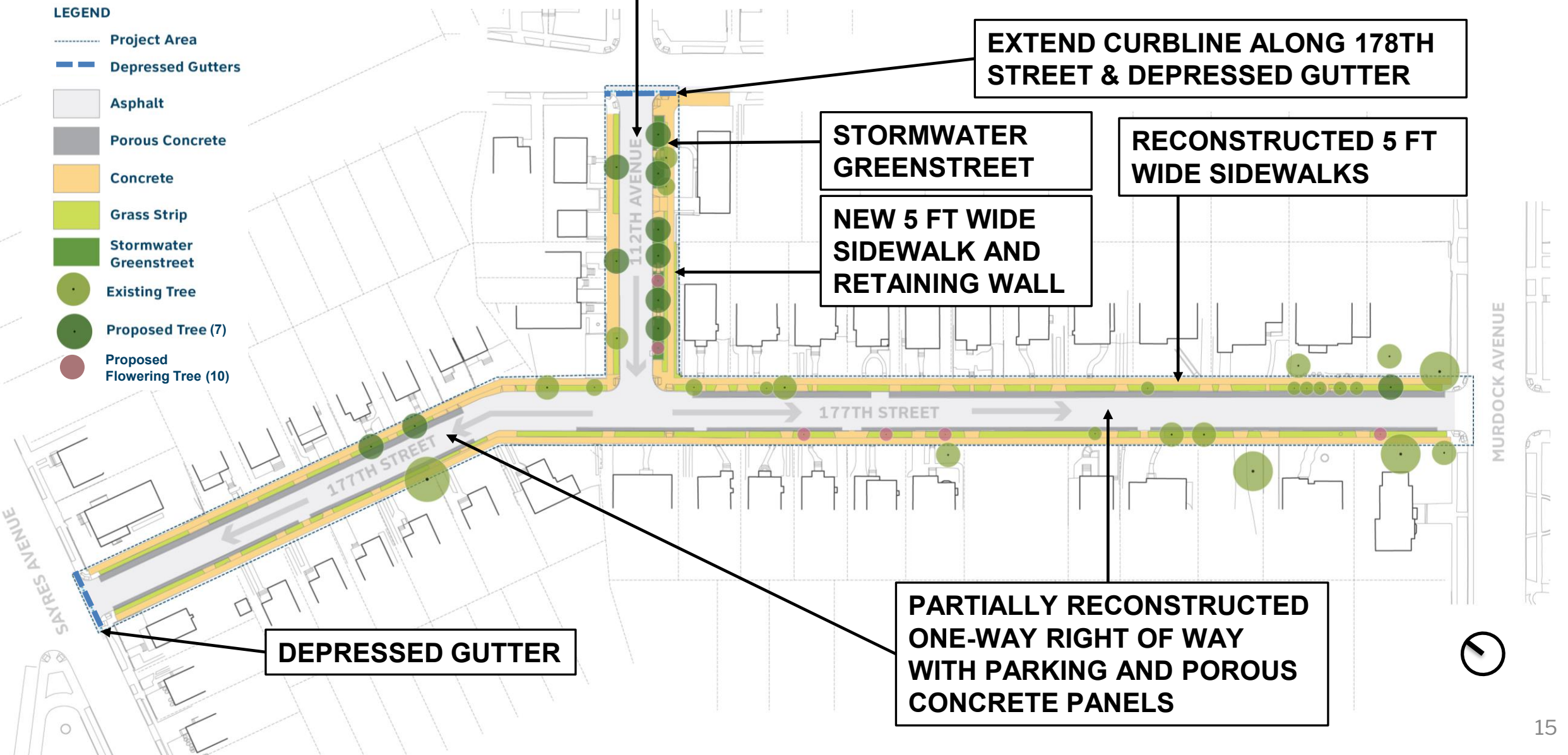
RECONSTRUCTED 5 FT
WIDE SIDEWALKS

NEW 5 FT WIDE
SIDEWALK AND
RETAINING WALL

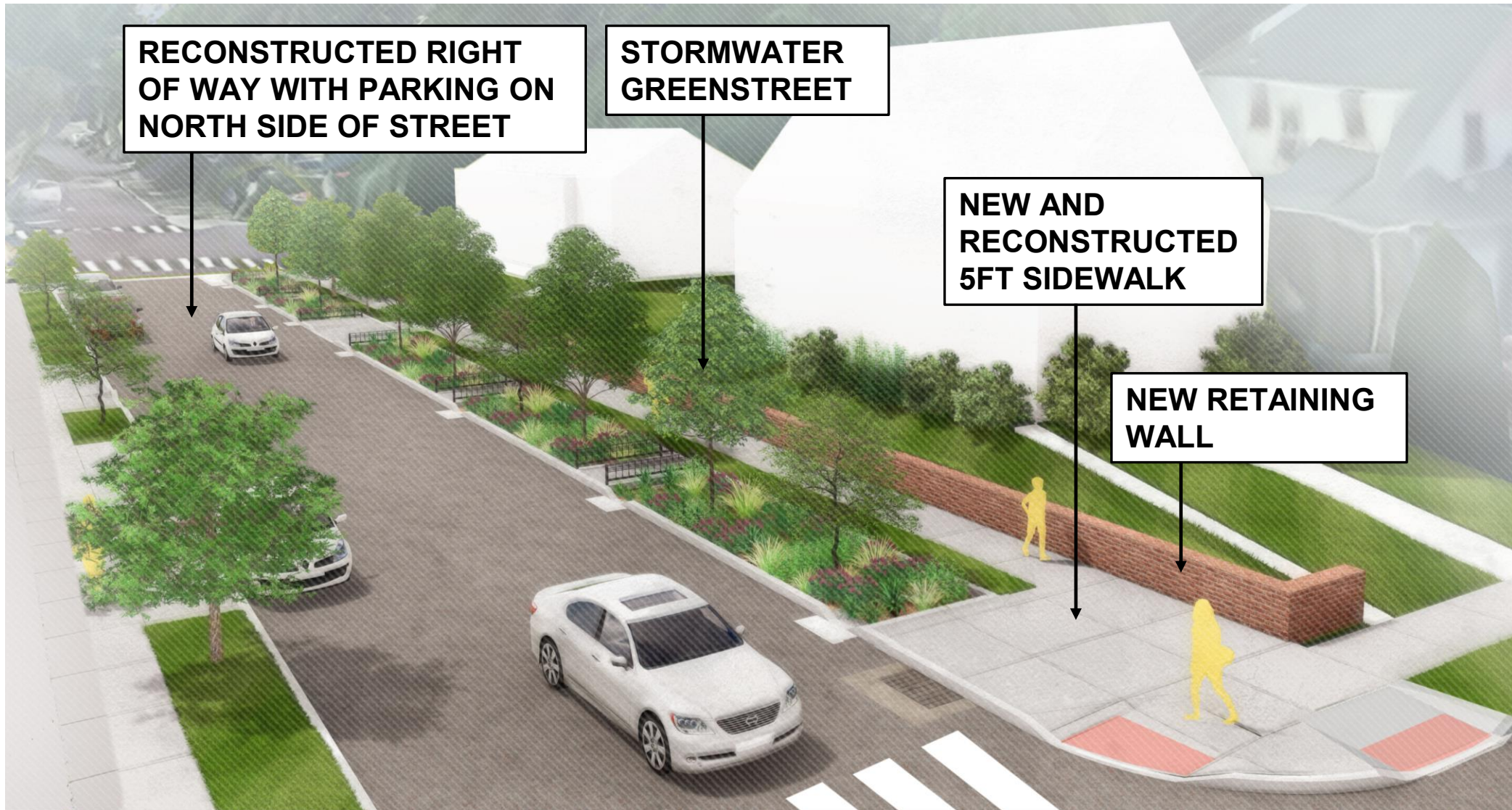
PARTIALLY RECONSTRUCTED
ONE-WAY RIGHT OF WAY
WITH PARKING AND POROUS
CONCRETE PANELS

DEPRESSED GUTTER

- LEGEND**
- Project Area
 - Depressed Gutters
 - Asphalt
 - Porous Concrete
 - Concrete
 - Grass Strip
 - Stormwater Greenstreet
 - Existing Tree
 - Proposed Tree (7)
 - Proposed Flowering Tree (10)



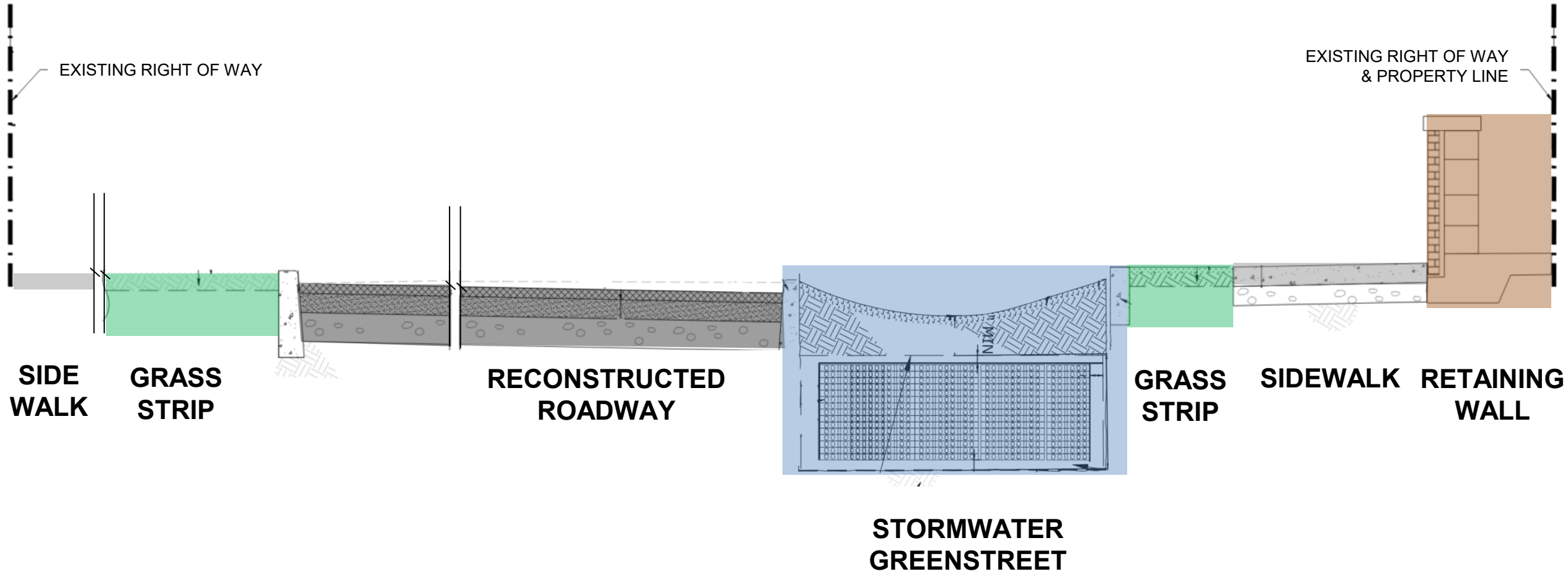
AERIAL VIEW- 112th STORMWATER GREENSTREET



IMMERSIVE VIEW: 112TH STORMWATER GREENSTREET



CROSS SECTION 112TH AVE



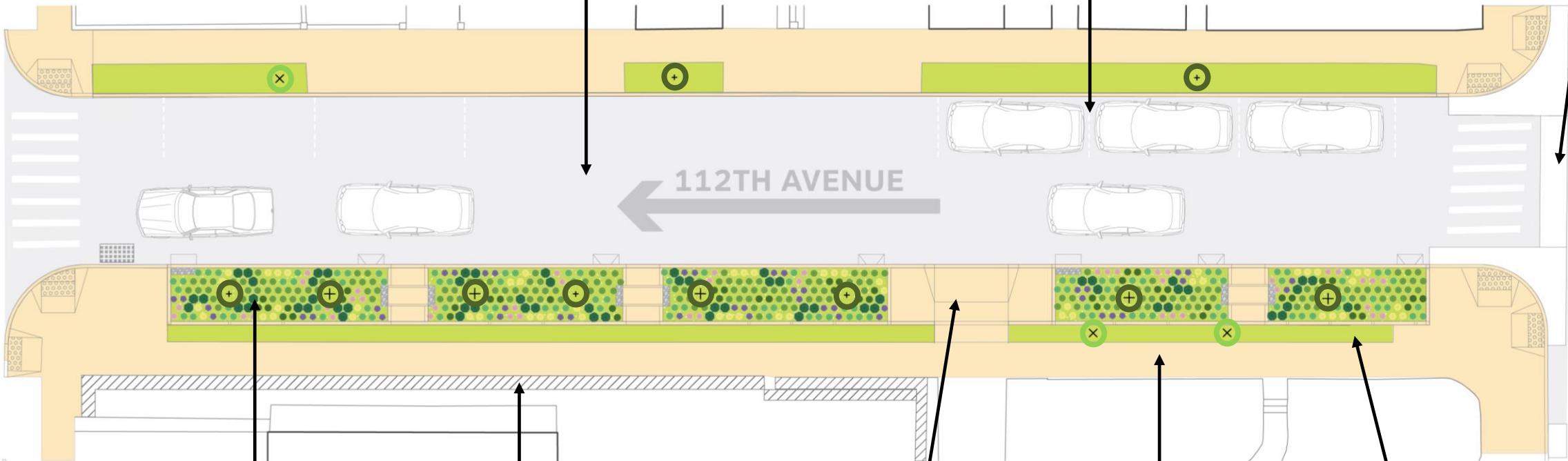
STORMWATER GREENSTREET- UNDERSTORY PLANTING

- ⊗ EXISTING TREES
- ⊕ PROPOSED STORMWATER GREENSTREET TREES

RECONSTRUCTED RIGHT OF WAY

PARKING ON NORTH SIDE OF ROW

DEPRESSED GUTTER



STORMWATER GREEN STREET PLANTING

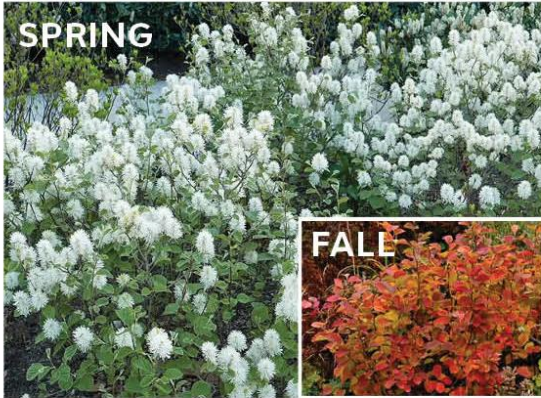
NEW RETAINING WALL

EXTENDED PRIVATE DRIVE TO CURB

NEW AND RECONSTRUCTED 5FT SIDEWALK

NEW GRASS STRIP

UNDERSTORY PLANTING PALETTE



DWARF FOTHERGILLA
Fothergilla gardenii



UPRIGHT SWITCHGRASS
Panicum virgatum 'summer sunrise'



FOX SEDGE
Carex vulpinoidea



BABY JOE PYE WEED
Eutrochium dubium 'Baby Joe'



GAYFEATHER
Liatris spicata



Blue Flag Iris
Iris versicolor

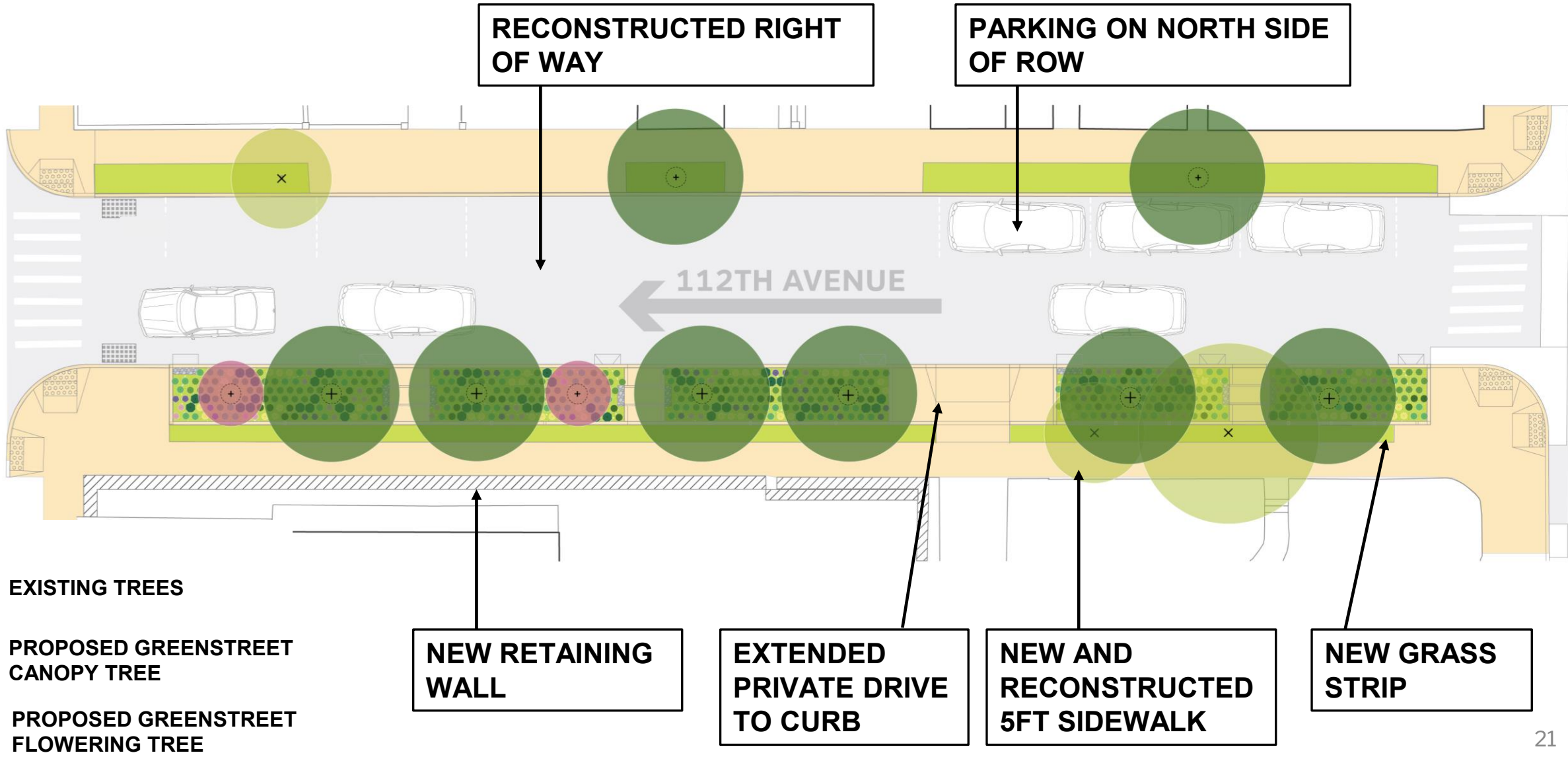


ST. JOHN'S WORT
Hypericum calycinum



NODDING ONION
Allium cernuum

STORMWATER GREENSTREET- CANOPY



PROPOSED TREES FOR STORMWATER GREENSTREET

SUMMER



BLACK GUM
Nyssa Sylvatica

FALL



SUMMER



SWAMP WHITE OAK
Quercus bicolor

FALL



PROPOSED TREES FOR TYPICAL STREET TREE PIT

SUMMER



HACKBERRY
Celtis occidentalis

FALL



SUMMER



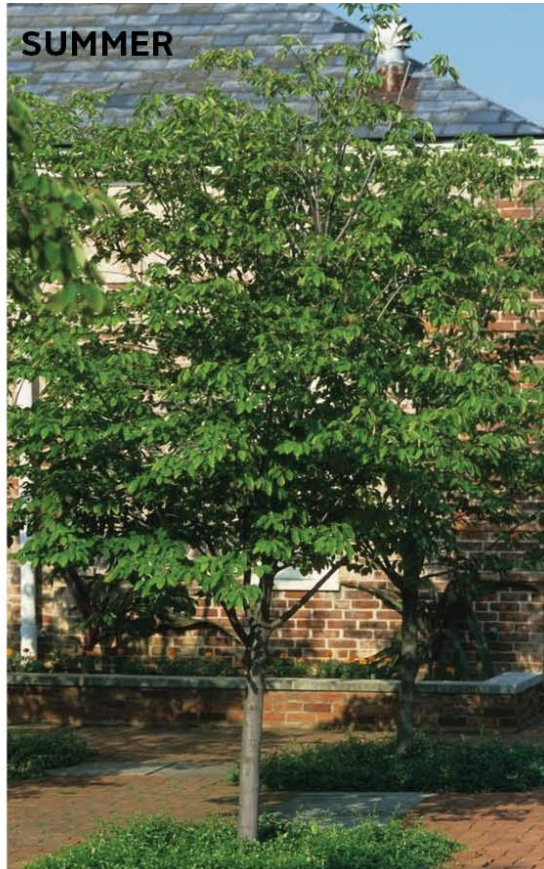
AMERICAN LINDEN
Tilia americana

FALL



PROPOSED FLOWERING TREES

STORMWATER GREENSTREET



SERVICEBERRY
Amelanchier laevis 'Cumulus'



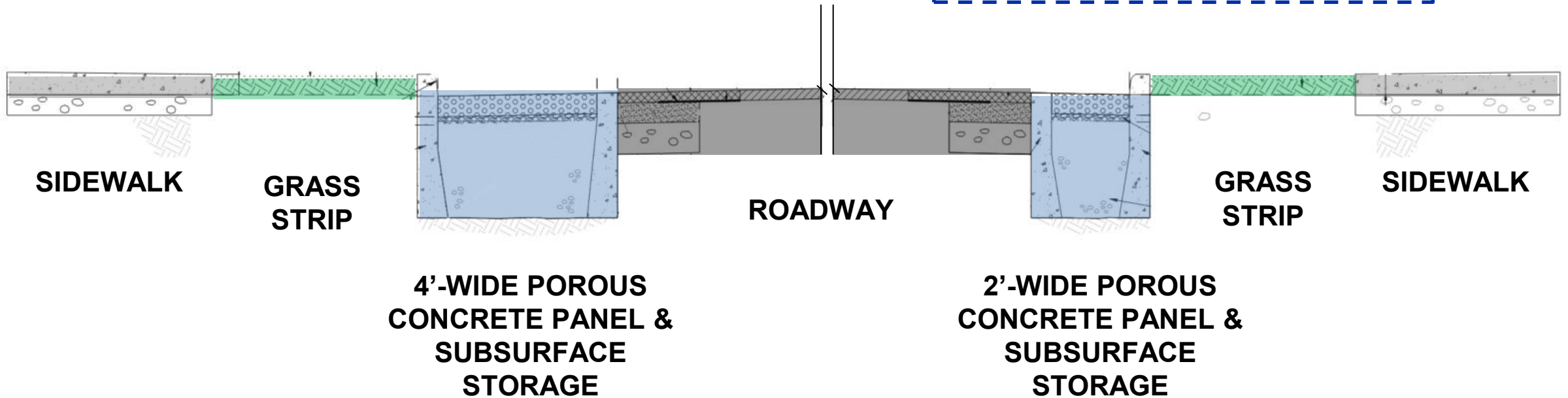
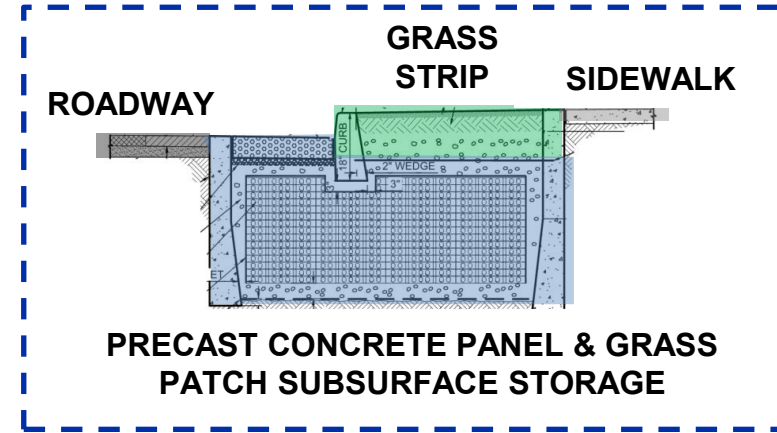
TYPICAL STREET TREE PIT



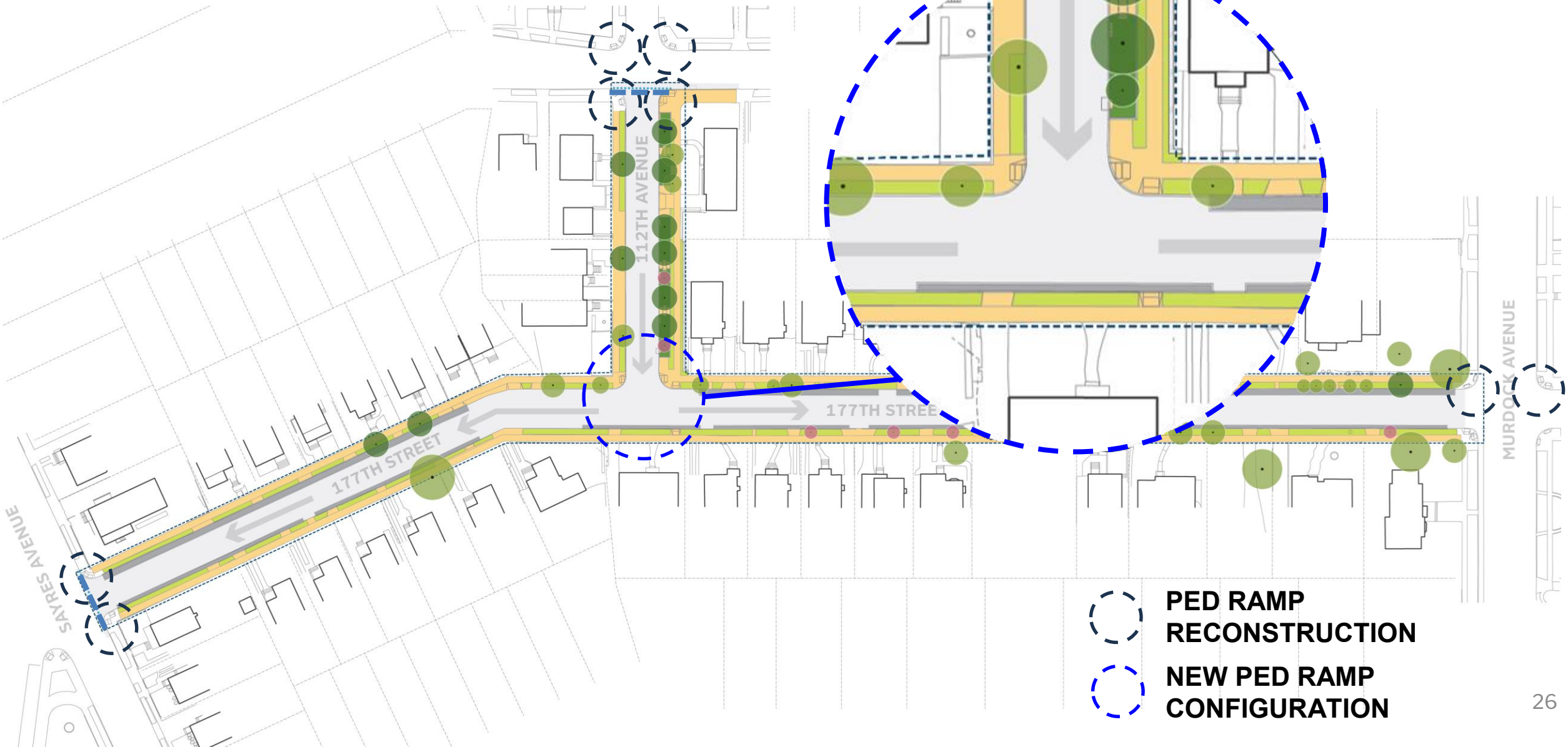
EASTERN REDBUD
Cercis canadensis



CROSS SECTION 177TH STREET



PEDESTRIAN RAMP IMPROVEMENTS



-  PED RAMP RECONSTRUCTION
-  NEW PED RAMP CONFIGURATION

MATERIAL PALETTE



ASPHALT PAVEMENT



STANDARD DOT CONCRETE



**PRECAST POROUS
CONCRETE PANELS**



BRICK RETAINING WALL



PEDESTRIAN RAMP



CONCRETE CURB



STREET LIGHT FIXTURE



ENVISION

ENVISION



ENVISION

- Framework that includes 64 sustainability and resilience indicators organized around 5 categories
- Address areas such as: human well being, mobility, community development, collaboration, and resilience
- Applicable to a wide variety of infrastructure assets



Energy

Distribution
Hydroelectric
Coal
Natural Gas
Wind
Solar
Biomass



Water

Treatment
Distribution
Capture / Storage
Stormwater
Flood Control
Nutrient Management



Waste

Solid waste
Recycling
Hazardous
Waste
Collection & Transfer



Transportation

Airports
Roads / Highways
Bikes / Pedestrians
Railways
Transit
Ports
Waterways



Landscape

Public Realm
Parks
Ecosystem Services
Natural Infrastructure
Environmental Remediation



Information

Telecom
Cables
Internet
Phones
Data Centers
Sensors

ENVISION

DDC PROJECT TYPOLOGY II: AREAWIDE STORMWATER MANAGEMENT

ENVISION GOAL: GOLD AWARD



Quality of Life

Wellbeing, Mobility, Community



Leadership

Collaboration, Planning, Economy



Resource Allocation

Materials, Energy, Water



Natural World

Siting, Conservation, Ecology



Climate & Resilience

Emissions, Resilience



ENVISION

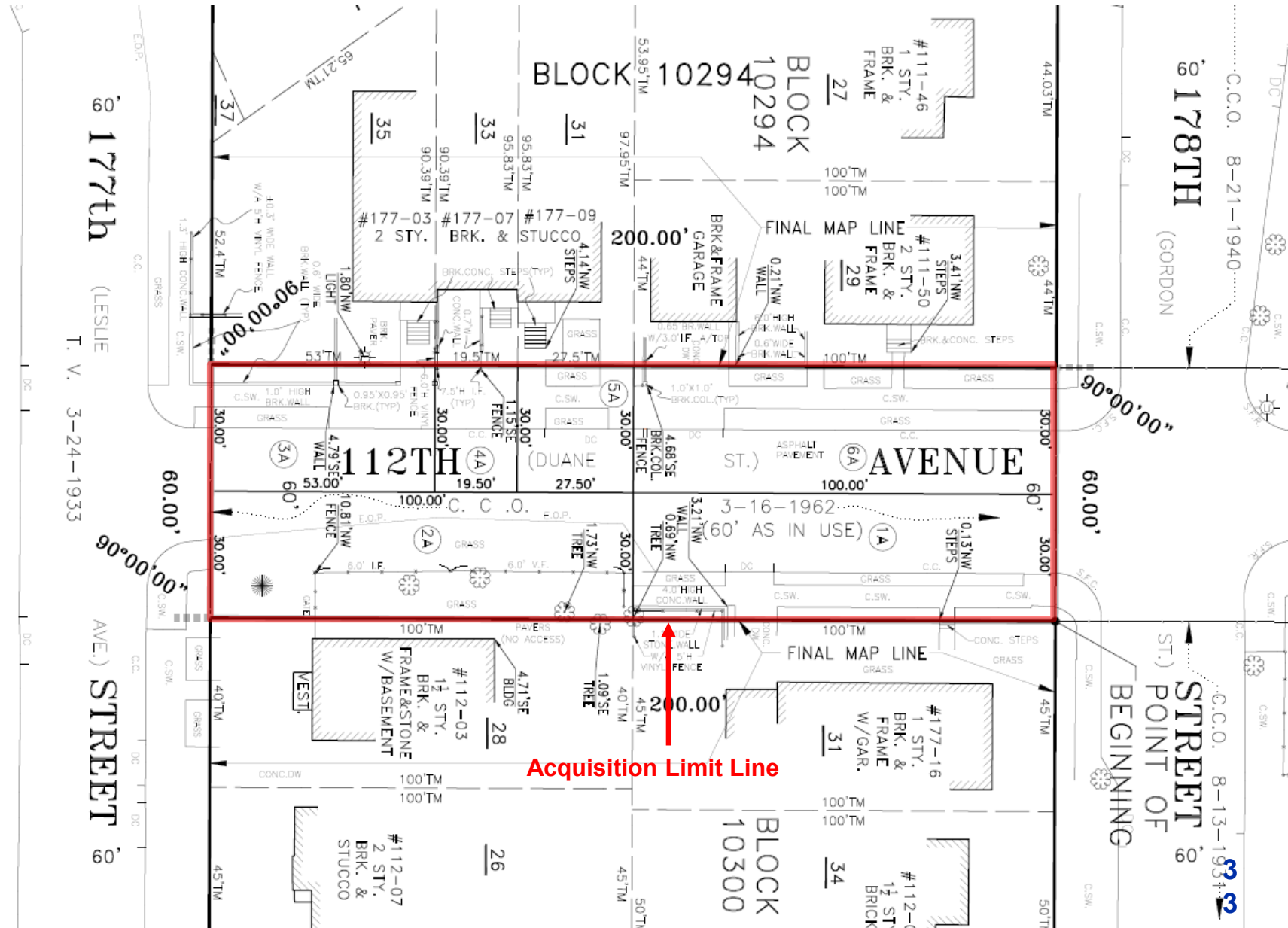


Envision Credit	Project Goal
<ul style="list-style-type: none"> • Manage Stormwater 	<p>Detain and retain stormwater throughout the project area to meet stringent stormwater management criteria</p>
<ul style="list-style-type: none"> • Preserve Historic and Cultural Resources • Enhance View and Local Character 	<p>Outreach and collaboration with stakeholders, including the St Albans community, property owners, Landmark Preservation Committee (LPC)</p>
<ul style="list-style-type: none"> • Support Sustainable Procurement Practices • Use Recycled Material 	<p>Project specifications will include a written sustainable procurement policy/program (e.g., suppliers with sustainable policies, materials with recycled content)</p>
<ul style="list-style-type: none"> • Assess Climate Change Vulnerability • Evaluate Risk and Resilience 	<p>Identify threats and hazards and evaluate risk and vulnerability to inform the selected design (e.g., planting palette)</p>

STREET ACQUISITION

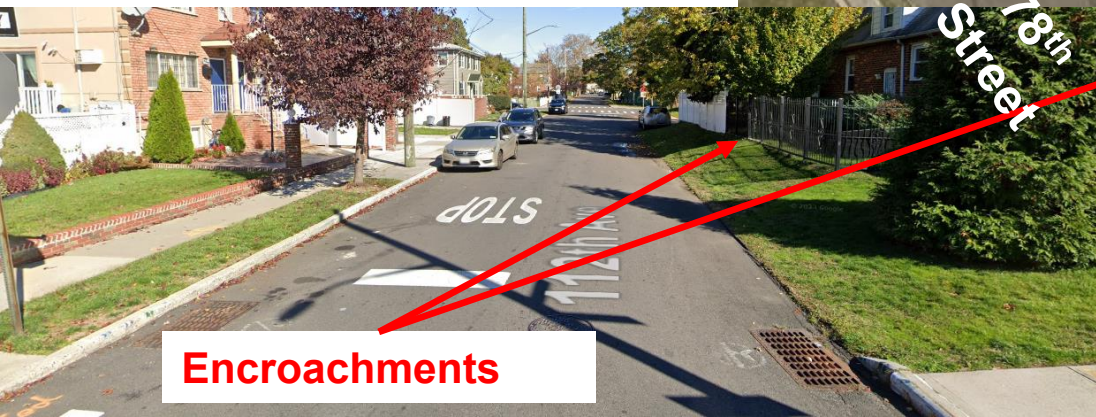
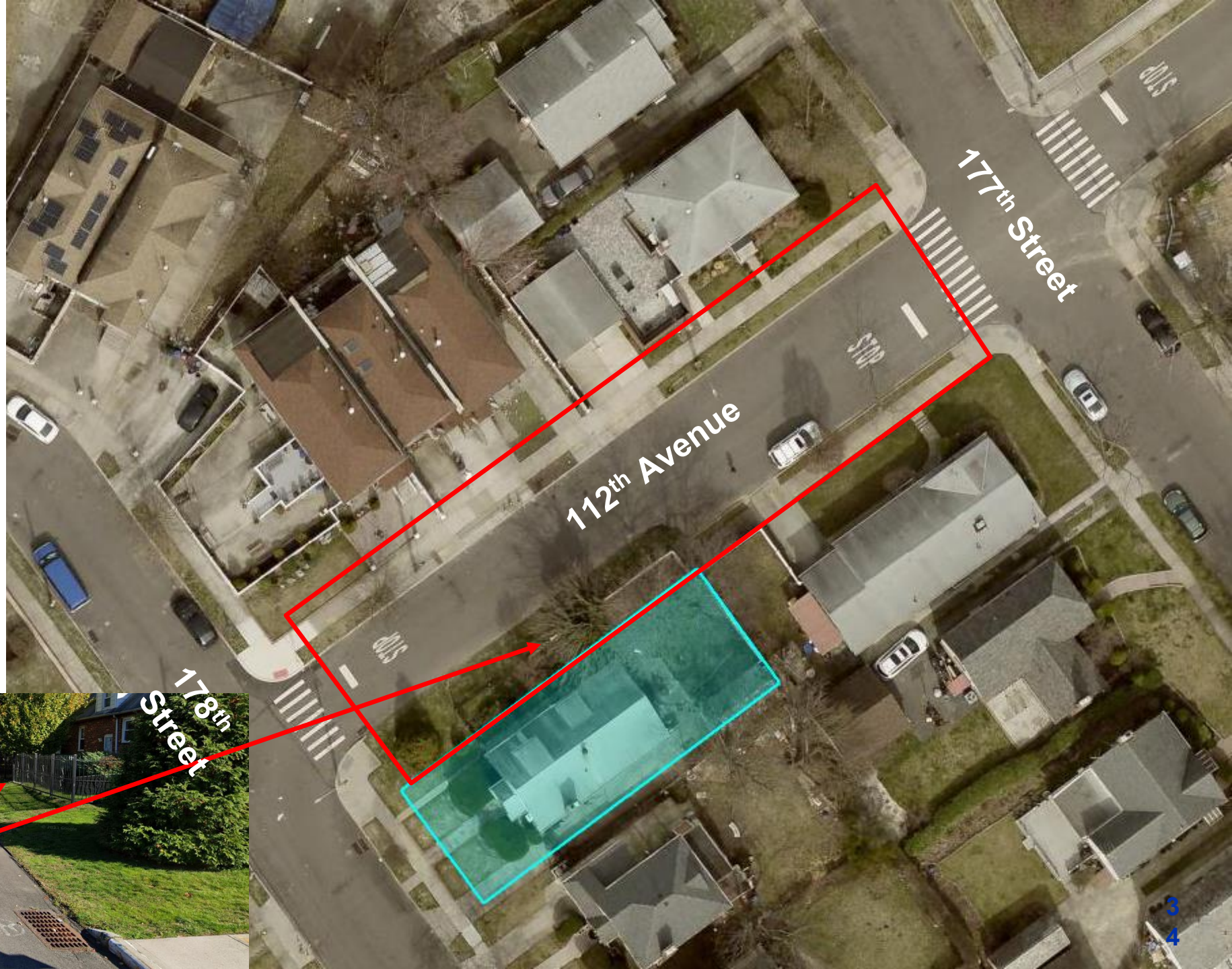
STREET ACQUISITION

- Street acquisition of 112th Avenue from 177th Street to 178th Street. Damage and Acquisition (D&A) Map No. 5877.
- 112th Avenue is mapped 60' according to the City street map adopted in 1928.
- City is acquiring 60' width of 112th Avenue through eminent domain.
- Six (6) adjacent properties are within the acquisition limit.
- No portion of lot is being acquired. Lot dimensions remain intact.



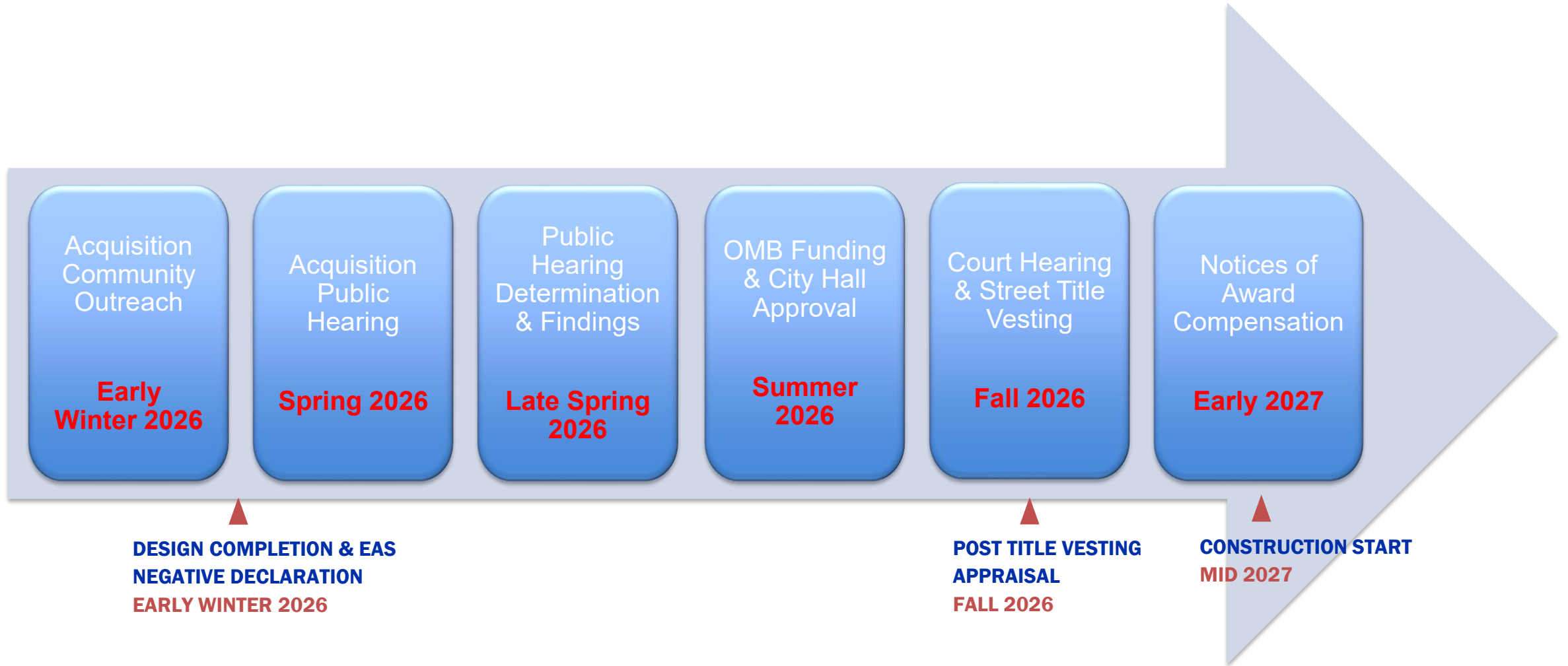
ENCROACHMENT IMPACT

- Aerial photo shows encroachments within the acquisition limit line. Note that the photo is not to scale and is intended for visual reference only.
- Private improvements within the acquisition limit line will become “encroachments” once the City takes title to the street.
- Improvements or fixtures within the acquisition limits will be appraised at their depreciated value and compensated once the City takes title to the street.



SCHEDULES

The proposed Project is expected to commence construction in 2027 and reach completion by 2029, with a total construction duration of 24 months. The current Project status and milestones are outlined with tentative schedules.



ACQUISITION COMPENSATION

The City is required to provide just compensation to property owners when it acquires properties and/or private improvements within the City's mapped street limits.

- **Compensation can only be provided after title vests to the City.**
 - The impact and removal of private improvements may affect numerous homeowners on a typical street project.
 - DDC oversees the details and individualized processes, including property-owner title report searches, land appraisals, and fixture appraisals, which are necessary for assessing the compensation value for each property.
- **The City compensates private property owners as follows:**
 - Land is compensated at fair market value, if any.
 - Encroachments of private improvements or fixtures are compensated at their depreciated value.

ACQUISITION PROCESS FREQUENTLY ASKED QUESTIONS

1. Will the City condemn the property or lot?

The City will not need to acquire portions of private lots. Acquisition will be limited to the mapped street right-of-way, including the roadway, curb, sidewalk, and any grassed areas that extend into the street bed.

2. How does the acquisition process affect the certain properties?

The City is not acquiring any portions of private lots. Any adjacent properties not impacted by the street acquisition will remain unchanged.

3. How does street reconstruction and street acquisition affect the property improvements or fixtures?

Property improvements or fixtures, such as fences, walls, or movable structures, that extend beyond the property lot line will be considered encroachments once the City takes ownership of the streets. Affected property owners will be notified and asked to remove these encroachments prior to the commencement of street work.

4. How will property owners be compensated for portion of lot taking or removed encroachments?

For encroachment fixtures, such as fences or walls, a licensed appraiser will assess their depreciated value on a case-by-case basis, depending on the location and type of the fixture. The NYC Law Department will issue a notice detailing the award amount for the land and/or encroachments. Property owners will be required to clear title to confirm rightful ownership before payment is made.

5. Contact for DDC Property Acquisition Unit?

Acquisition_Unit@ddc.nyc.gov., Gaurang Dave, Acquisition Coordinator at (718) 391-3178, John Isaac, Deputy Director at (718) 391-3173

COMMUNITY IMPACTS

COMMUNITY IMPACTS



- Construction duration anticipated up to 24 months
- Limited instances of street closure along 112th Avenue
- Formal conversion of 112th Avenue to one-way (southwest-bound)
- Permanent removal of parking along south side of 112th Avenue
- Street acquisition along 112th Avenue
- Extension of private property driveway on 112th Avenue to new curb line

COMMUNITY OUTREACH

COMMUNITY OUTREACH DURING CONSTRUCTION

Stakeholder and community outreach activities will continue throughout the construction phase, to alert you of upcoming construction work, advisories, completion of milestones and activities, as well as community engagement events:

COMMUNITY OUTREACH PROCESS:



COMMUNITY OUTREACH



Community Construction Liaison (CCL) responsibilities are as follows:

- First point of contact, maintain on-site presence and communications.
- Identify, resolve, and/or proactively address issues and inquiries.
- Distribute advisories and weekly construction activities newsletter.
- Provide 72-hour and 24-hour (confirmation or cancellation) advisories for work impacts by email and door to door.
- Attend community board monthly DSC meetings.

COMMUNITY CONSTRUCTION LIAISON INVOLVEMENT

Keeping You Informed.

The on-site CCL works directly with the project team. CCL will address community concerns, respond to inquiries, attend meetings, as needed, as well as distribute project related materials to keep the community informed and notified.

PROJECT INFORMATION CARD (PIC)



ADVISORIES

COMMUNITY ADVISORY

PROJECT NAME: Installation of Non-Standard Pedestrian Ramps: Manhattan
 PROJECT: HWQ1196C2 BOROUGH: Manhattan ADVISORY ISSUED: 12-12-2025

No Parking Modify Catch Basin and Install Chute Connections

**Mon, Dec 15 thru Fri, Dec 19, 2025
Work Hours: 7:00 AM - 3:30 PM**

**Locations include northwest corners of
- Avenue A and East 3rd Street
- 1st Avenue and East 3rd Street**

Curbside parking restrictions in effect near work zones; vehicles will be towed. Please observe posted signage. These temporary restrictions support ramp improvements. Anticipate machinery, noise, and dust during work hours.

Eric Adams Mayor **Edward N. Ahn Vice Acting Commissioner**

WEEKLY LOOK AHEAD BULLETIN

WEEKLY CONSTRUCTION BULLETIN

08/06/18 - 08/10/18

Anticipate Water Main Excavation and Replacement Project in Midtown Manhattan, South Midtown, and Chelsea

The following is an anticipated work schedule for the upcoming week. However, due to unforeseen field and weather conditions, it may become necessary to change some scheduled work locations, operations, and dates.

DATE	DATE RANGE	LOCATION	DESCRIPTION
08/06/18	7:00 am - 4:00 pm	East Side of Battery Between Grand Street and Broadway Street	Excavation for the purpose of water main replacement.
08/07/18	7:00 am - 4:00 pm	South Side of West 14th Street Between 10th Ave and Washington Street	WFT work
08/06/18	8:00 am - 4:00 pm	East Side of Battery Between Grand Street and Broadway Street	Water main work for the purpose of water main replacement.
08/06/18	7:00 am - 4:00 pm	South Side of West 14th Street Between 10th Ave and Washington Street	Excavation operation for the purpose of water main replacement.
08/06/18	8:00 am - 4:00 pm	East Side of Battery Between Grand Street and Broadway Street	Handing water main operation.
08/06/18	7:00 am - 4:00 pm	South Side of West 14th Street Between 10th Ave and Washington Street	Water main excavation.

Ed Rios Mayor **Lorena Gallo Commissioner**

PROJECT UPDATES

Project Update

**Manhattan
October 2025
Project ID: MED645**

Installation of Distribution Water Main Various Locations

The New York City Department of Design and Construction (NYC DDC) continues to manage the Multi-location distribution water main replacement project, MED645. Work includes, but is not limited to, water main installation at various locations, utility upgrades, and the installation of new hydrants.

Please note that NYC DDC is managing this project on behalf of our sponsor agency, the New York City Department of Environmental Protection (NYC DEP).

Work Completed as of October 2025:

- Chelsea (W. 21st Street between 10th Avenue and 11th Avenue)**
All infrastructure work has been completed, and the contractor is finalizing the punch list.
- Flatiron District (W. 15th St. (btw 5th and 6th Avenues))**
All infrastructure work has been completed, and the contractor is finalizing the punch list.
- Midtown (E. 29th Street btw Madison and 5th Avenues)**
The contractor completed part of the utility restoration and continued hand care excavations moving west toward 5th Avenue.
- Union Square (E. 10th Street to E. 18th Street on Irving Place)**
The contractor is performing hand care excavations to install the gas main and make way for our water main.

Fourth Quarter 2025: The anticipated work is as follows:
 The construction crew will continue hand excavation work to restore existing utility facilities. A scheduled water shutdown will take place to facilitate the replacement and installation of a new water main on W. 20th Street, between Madison Avenue and 5th Avenue.

NYC.DDC

THANK YOU

Q&A